

This instrument was prepared by:

Corley, Moncus & Ward, P.C.  
400 Shades Creek Parkway  
Birmingham, AL 35209

Send Tax Notice To: Michael R. Woodruff and Teresa B. Woodruff  
102 Windsor Lane  
Pelham, AL 35124

Inst # 2001-45886

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

10/23/2001-45886  
02:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 72.00

} KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of Three Hundred Twenty Nine Thousand Seven Hundred dollars and no/100 (\$329,700.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William E. Turrentine and wife, Luanne A. Turrentine (herein referred to as grantors) do grant, bargain, sell and convey unto Michael R. Woodruff and wife, Teresa B. Woodruff (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 20, according to the Survey of Weatherly-Windsor, Sector 11, as recorded in Map Book 18, Page 80, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 274,700.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16 day of October, 2001.

_____ (Seal)	<u>William E Turrentine</u> William E. Turrentine	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
		_____ (Seal)

STATE OF Virginia  
Fairfax COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Turrentine whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of October, 2001.

My commission expires: 6-30-04

[Signature]  
Notary Public

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17<sup>th</sup> day of October, 2001.

_____ (Seal)	<u>Luanne A. Turrentine</u> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF MISSOURI

St. Louis COUNTY }  
}

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luanne A. Turrentine whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of October, 2001,

My commission expires:

Sebastian P. Craig  
Notary Public

SEBASTIAN P. CRAIG  
Notary Public - State of Missouri  
County of St. Louis  
My Commission Expires 03/11/2002

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